



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: July 29, 2014

LAND USE NUMBER: LUA14-000951, ECF, MOD, SA-H

PROJECT NAME: IKEA Redevelopment

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, and three modifications for the construction of a new 444,351 square foot IKEA retail facility (which includes two future expansions totaling 45,000 square feet). The subject property is located on the north side of SW 43rd St between Lind Ave SW and Oakesdale Ave SW at 601 41st St. The project site totals 28.99 acres in area and is zoned Medium Industrial (IM). The site currently contains a 397,972 square foot facility consisting of the IKEA showroom, retail area, restaurant, parking, and associated improvements within two existing buildings. The proposal includes the removal of the western most (parking) structure in order to site the proposed retail facility. The eastern most structure (current retail store) would be replaced with a surface parking lot in the amount of 1,666 parking stalls (1,579 stalls following proposed expansions). The applicant is requesting a parking modification from RMC 4-4-080 in order to: exceed the maximum number of allowed parking stalls by no more than 697 parking spaces (499 stalls upon full buildout of future expansions); provide less than the required number of parking stalls during construction; the provision of off-site parking during construction; provide 54 less than the 108 required bicycle parking stalls; and to allow bicycle parking no more than 75 feet beyond the allowed 50-foot maximum distance from the primary building entrance. The applicant is also requesting a refuse and recycle modification from RMC 4-4-090 in order to reduce the required refuse and recycle deposit area from 6,660 square feet to a 500 square foot deposit area. Access to the site is proposed to be realigned/consolidated into three driveways along SW 41st St, three driveways along SW 43rd St, and one driveway along Lind Ave SW. The applicant is requesting a street modification from RMC 4-6-060 in order to reduce the required dedication along SW 41st St from 7 feet to 5.5 feet and along Lind Ave SW from 11.5 feet to 5.5 feet. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Flood Hazard Data, and Geotechnical Engineering study with the subject application. The subject site is located outside of the 100-year flood plain according to FEMA's 1995 Flood Insurance Rate Map (FIRM) however is located within the 100-year flood plain according to FEMA's un-adopted Digital FIRM (DFIRM) map. The applicant is proposing to use elevations within the 1995 FIRM map to base proposed finished floor elevations. In order to meet compensatory storage requirements set forth in RMC 4-3-050 the applicant has elected to use elevations within the un-adopted DFIRM map. The site is also located within a Seismic Hazard Area. Construction is anticipated to commence in the Summer of 2015 and complete in early 2017.

PROJECT LOCATION: 601 SW 41st St & 800 SW 43rd St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: July 18, 2014

NOTICE OF COMPLETE APPLICATION: July 29, 2014

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: IKEA Redevelopment / LUA14-000951, ECF, MOD, SA-H

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____



APPLICANT/PROJECT CONTACT PERSON: Jay Grubb/Barghausen/18215 72nd Ave S/Kent, WA 98032/425-251-6222/jgrubb@barghausen.com

Permits/Review Requested: Environmental (SEPA) Review, Hearing Examiner Site Plan Review, Parking Modification, Street Modification, and Refuse and Recycle Modification

Other Permits which may be required: Building, Construction, Sign, and Fire Permits

Requested Studies: Drainage Report, Traffic Impact Analysis, Flood Hazard Data, and Geotechnical Engineering study

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

PUBLIC HEARING: Public hearing is tentatively scheduled for **October 14, 2014** before the Renton Hearing Examiner in Renton Council Chambers at **11:00 AM** on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Employment Area Valley (EAV)** on the City of Renton Comprehensive Land Use Map and **Medium Industrial (IM)** on the City’s Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City’s SEPA ordinance, **RMC 4-2-130A; 4-3-050, 4-4, 4-6-060, 4-9-200, 4-9-250** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- **Compliance with Traffic recommendations in provided Transportation Impact Analysis.**
- **Compliance with Flood Hazard Regulations; RMC 4-3-050F.**

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: IKEA Redevelopment / LUA14-000951, ECF, MOD, SA-H

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 12, 2014. This matter is also tentatively scheduled for a public hearing on October 14, 2014, at 11:00 AM, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

